



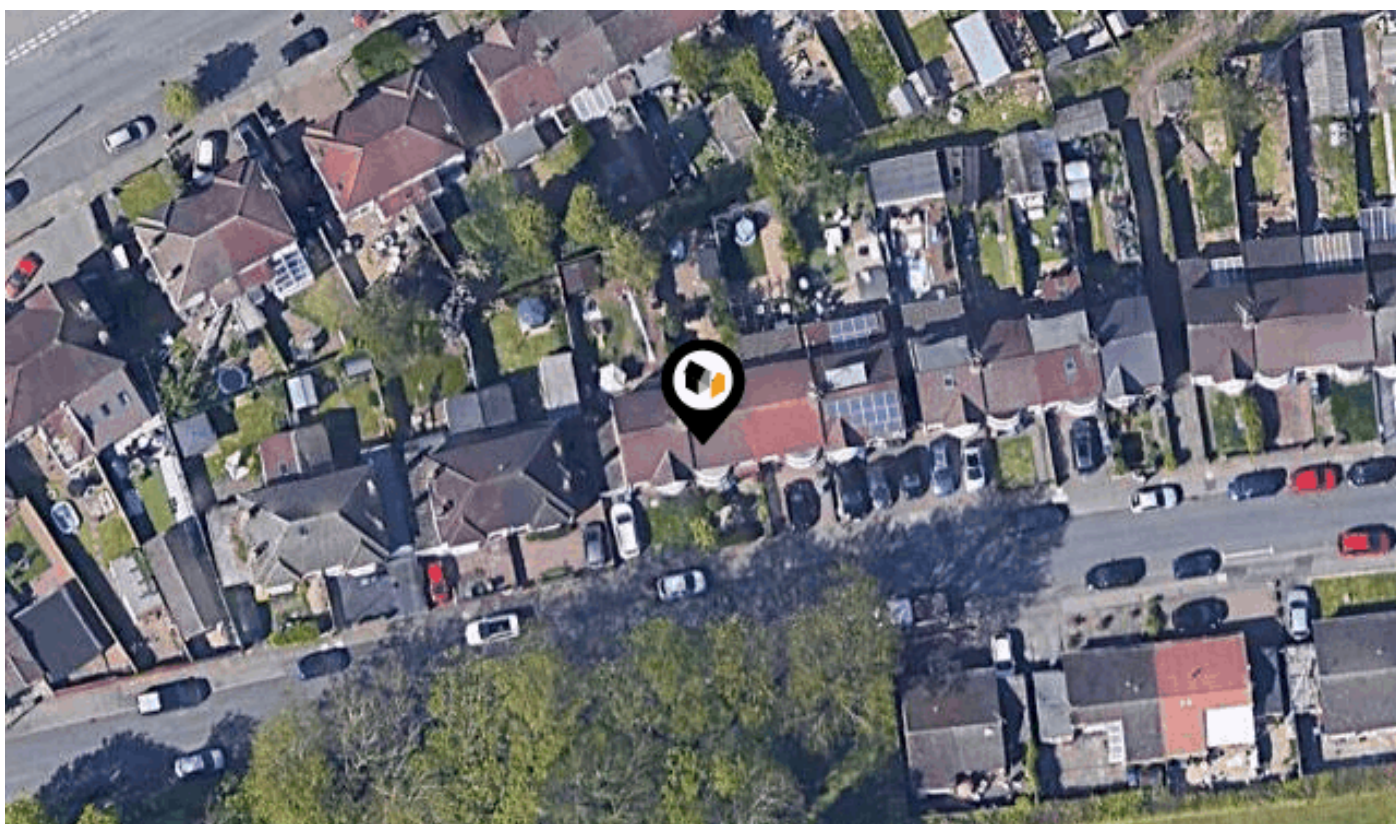
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 09th May 2024



DUNCROFT AVENUE, COVENTRY, CV6

Price Estimate : £225,000

Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry, CV5 6EG

0330 1180062

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www.walmsleysthewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & interested parties

Your property details in brief.....

A much loved three bedroom family home

Quiet yet convenient Coundon location close to schooling

Delightful gardens to front & rear (rear with gated entry)

Sitting dining room & kitchen with garden views

Gas central heating & double glazing

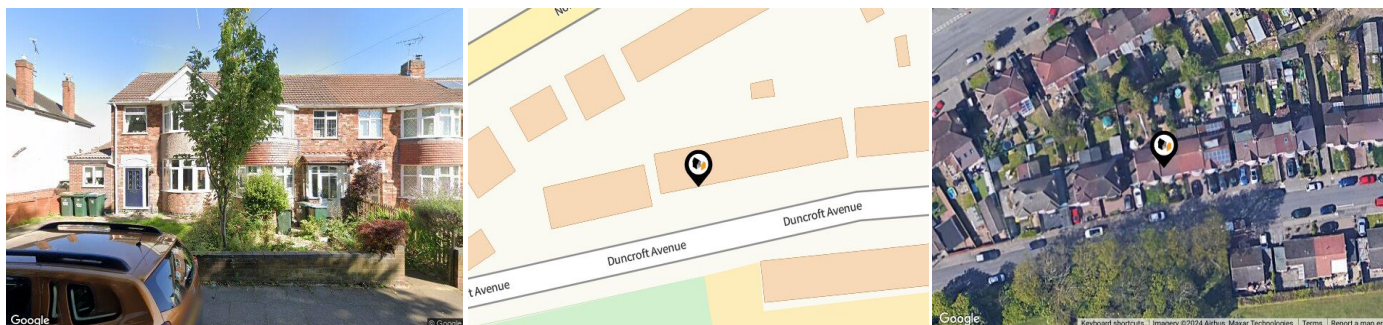
Ground floor cloak room with lean to to rear

No UPWARD CHAIN

EPC (new EPC Ordered), Approx total measurements circa 1007 Sq.Ft. or 93.5 Sq.M

These details do not form part of any legally binding contract or offer and are presented as an indicator of the property key features.

For all enquiries, questions, queries and concerns please contact us on
sales@walmsleysthewaytomove.co.uk or 0330 1180 062



Property

Type: Terraced
Bedrooms: 3
Year Built : 1930-1949
Council Tax : Band B
Annual Estimate: £1,786
UPRN: 100070642491

Price Estimate: £225,000

Local Area

Local Authority: Coventry
Conservation Area: No
Flood Risk:
 • Rivers & Seas: Very Low
 • Surface Water: Low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

11 mb/s **1000** mb/s



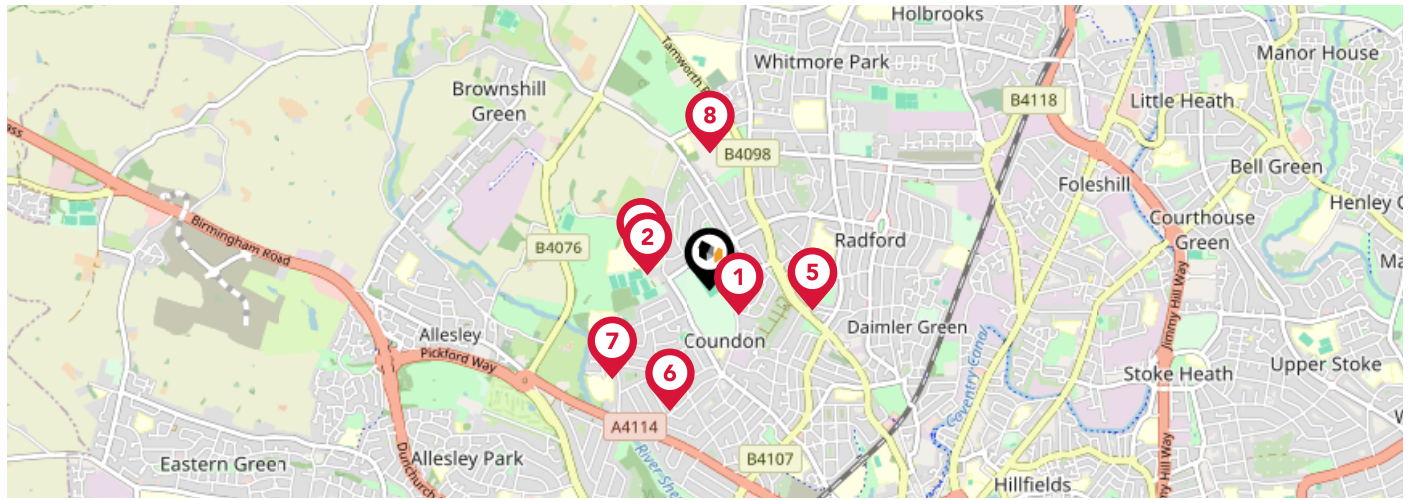
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

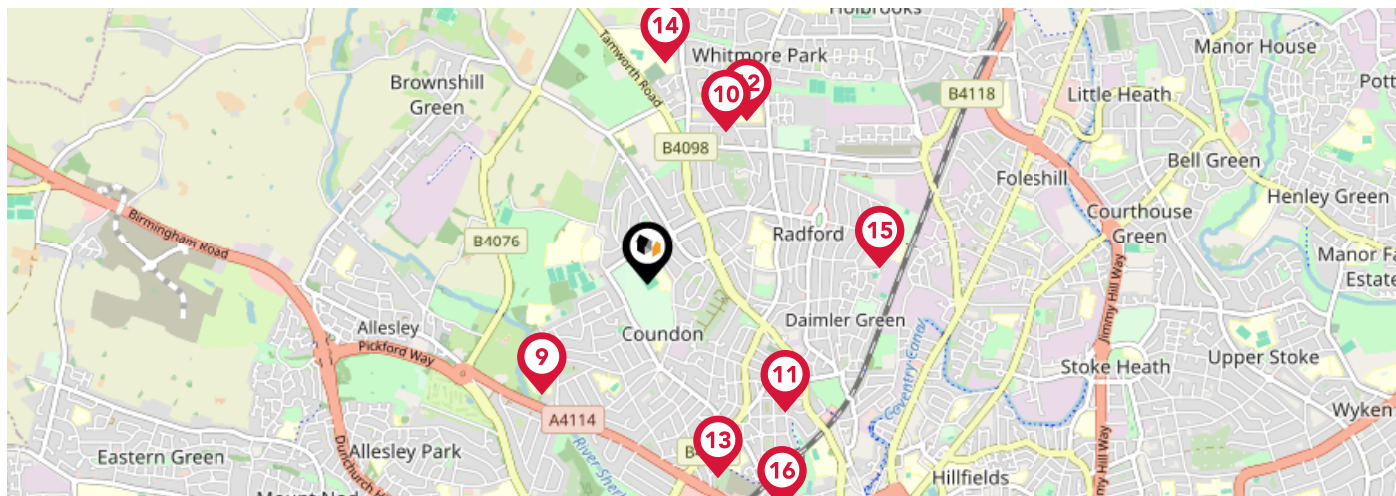


Area Schools



		Nursery	Primary	Secondary	College	Private
1	Christ The King Catholic Primary School Ofsted Rating: Good Pupils: 454 Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hollyfast Primary School Ofsted Rating: Good Pupils: 603 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Coundon Court Ofsted Rating: Good Pupils: 1702 Distance:0.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Hill Farm Academy Ofsted Rating: Good Pupils: 574 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Augustine's Catholic Primary School Ofsted Rating: Good Pupils: 422 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Coundon Primary School Ofsted Rating: Good Pupils: 598 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Kingsbury Academy Ofsted Rating: Requires Improvement Pupils: 83 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Keresley Grange Primary School Ofsted Rating: Good Pupils: 291 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

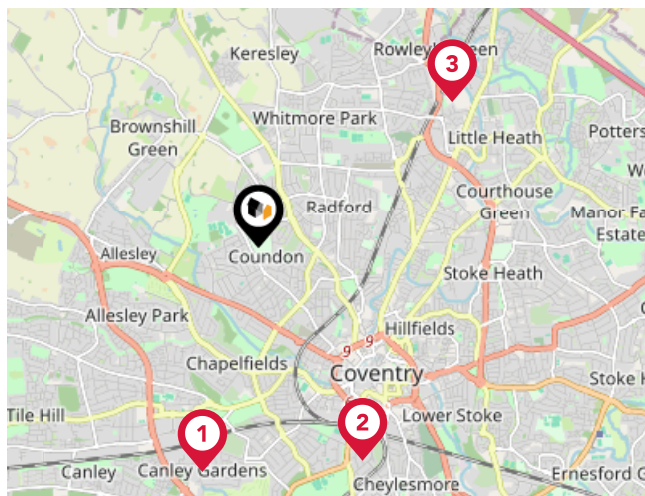
Area Schools



		Nursery	Primary	Secondary	College	Private
	Sherbourne Fields School Ofsted Rating: Outstanding Pupils: 173 Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitmore Park Primary School Ofsted Rating: Good Pupils: 668 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Radford Primary Academy Ofsted Rating: Requires Improvement Pupils: 220 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hospital Education Service Ofsted Rating: Good Pupils: 8 Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Moseley Primary School Ofsted Rating: Good Pupils: 495 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cardinal Newman Catholic School Ofsted Rating: Good Pupils: 1320 Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Joseph Cash Primary School Ofsted Rating: Good Pupils: 468 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bablake Junior and Pre-prep School Ofsted Rating: Not Rated Pupils: 369 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

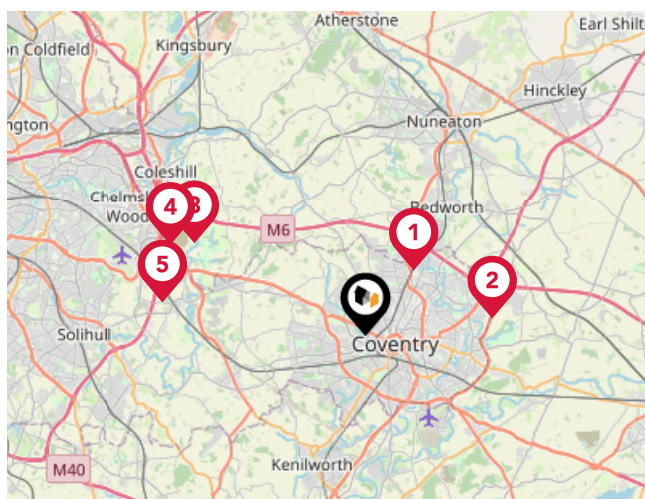
Area

Transport (National)



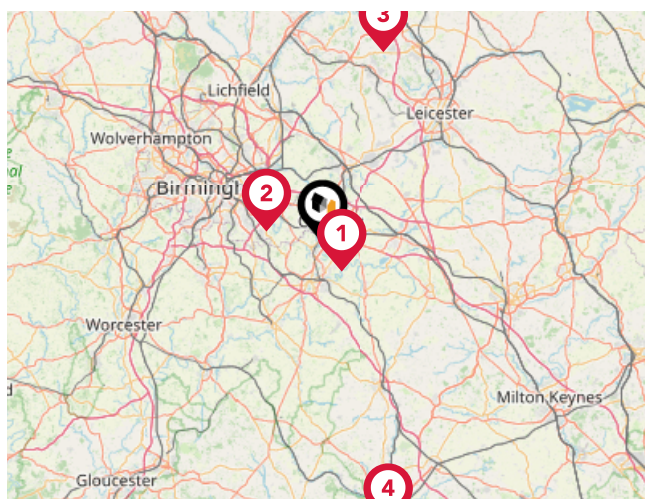
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	2.09 miles
2	Coventry Rail Station	2.14 miles
3	Coventry Arena Rail Station	2.19 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	2.96 miles
2	M6 J2	4.65 miles
3	M6 J3A	7.05 miles
4	M6 J4	7.8 miles
5	M42 J6	7.43 miles

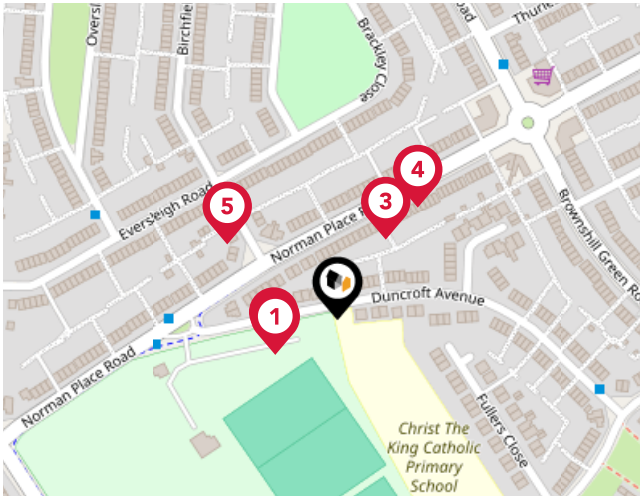


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	4.92 miles
2	Birmingham International Airport	8.42 miles
3	East Midlands Airport	28.87 miles
4	London Oxford Airport	42.28 miles

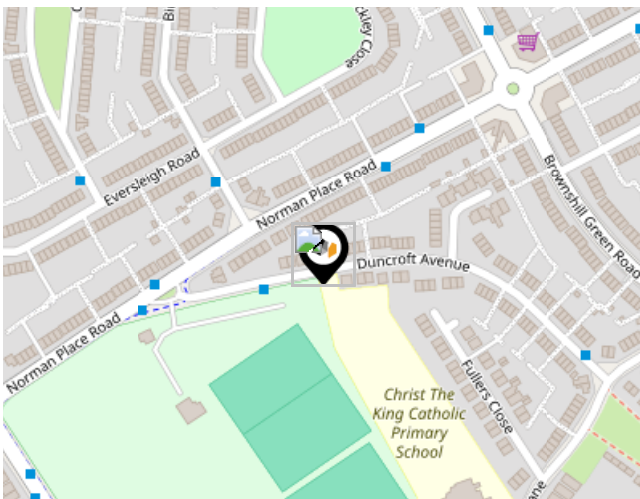
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Norman Place Rd	0.04 miles
2	Norman Place Rd	0.04 miles
3	Brownhill Green Rd	0.05 miles
4	Brownhill Green Rd	0.08 miles
5	Eversleigh Rd	0.08 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.18 miles

Market Sold in Street



12, Duncroft Avenue, Coventry, CV6 2BW						Terraced House
Last Sold Date:	21/11/2023	02/12/2020	04/04/2014	28/09/2004	22/12/2003	
Last Sold Price:	£262,500	£244,000	£150,000	£134,950	£105,050	
24, Duncroft Avenue, Coventry, CV6 2BW						Terraced House
Last Sold Date:	27/10/2021					
Last Sold Price:	£180,000					
28, Duncroft Avenue, Coventry, CV6 2BW						Semi-detached House
Last Sold Date:	30/09/2021	30/09/2019	15/12/2005			
Last Sold Price:	£260,000	£185,000	£130,000			
108, Duncroft Avenue, Coventry, CV6 2BW						Terraced House
Last Sold Date:	06/08/2021	28/01/2000				
Last Sold Price:	£235,000	£69,000				
106, Duncroft Avenue, Coventry, CV6 2BW						Terraced House
Last Sold Date:	15/04/2021	23/03/2018	23/06/2014			
Last Sold Price:	£220,000	£207,000	£150,000			
86, Duncroft Avenue, Coventry, CV6 2BW						Terraced House
Last Sold Date:	22/10/2020	03/12/2019	15/01/2010			
Last Sold Price:	£172,000	£148,000	£135,000			
44, Duncroft Avenue, Coventry, CV6 2BW						Terraced House
Last Sold Date:	16/05/2019					
Last Sold Price:	£190,000					
2, Duncroft Avenue, Coventry, CV6 2BW						Semi-detached House
Last Sold Date:	12/09/2018					
Last Sold Price:	£235,000					
4, Duncroft Avenue, Coventry, CV6 2BW						Terraced House
Last Sold Date:	26/05/2017					
Last Sold Price:	£155,000					
46, Duncroft Avenue, Coventry, CV6 2BW						Terraced House
Last Sold Date:	18/04/2017					
Last Sold Price:	£220,000					
102, Duncroft Avenue, Coventry, CV6 2BW						Terraced House
Last Sold Date:	20/05/2016					
Last Sold Price:	£165,500					
94, Duncroft Avenue, Coventry, CV6 2BW						Terraced House
Last Sold Date:	11/02/2016	28/08/1998	26/06/1998			
Last Sold Price:	£183,000	£54,950	£56,000			

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market Sold in Street



98, Duncroft Avenue, Coventry, CV6 2BW					Terraced House
Last Sold Date:	11/01/2016	27/01/2006	09/10/2002	30/06/2000	
Last Sold Price:	£178,250	£142,000	£40,000	£59,950	
14, Duncroft Avenue, Coventry, CV6 2BW					Terraced House
Last Sold Date:	21/11/2014	31/01/2003			
Last Sold Price:	£161,000	£83,000			
92, Duncroft Avenue, Coventry, CV6 2BW					Terraced House
Last Sold Date:	27/06/2014	06/12/2012	15/06/2004	10/05/2002	27/09/1996
Last Sold Price:	£146,500	£130,000	£134,000	£93,000	£47,995
26, Duncroft Avenue, Coventry, CV6 2BW					Terraced House
Last Sold Date:	30/05/2014				
Last Sold Price:	£141,500				
10, Duncroft Avenue, Coventry, CV6 2BW					Terraced House
Last Sold Date:	01/10/2013	30/06/2006	30/01/1998		
Last Sold Price:	£154,000	£139,500	£52,500		
72, Duncroft Avenue, Coventry, CV6 2BW					Terraced House
Last Sold Date:	06/07/2007	30/06/2006			
Last Sold Price:	£164,950	£158,000			
112, Duncroft Avenue, Coventry, CV6 2BW					Semi-detached House
Last Sold Date:	19/03/2004	23/08/2002	23/10/1995		
Last Sold Price:	£190,000	£160,000	£73,500		
36, Duncroft Avenue, Coventry, CV6 2BW					Terraced House
Last Sold Date:	15/01/2004				
Last Sold Price:	£112,000				
32, Duncroft Avenue, Coventry, CV6 2BW					Terraced House
Last Sold Date:	13/12/2002				
Last Sold Price:	£94,500				
34, Duncroft Avenue, Coventry, CV6 2BW					Terraced House
Last Sold Date:	06/08/2001	28/01/2000			
Last Sold Price:	£88,000	£79,950			
76, Duncroft Avenue, Coventry, CV6 2BW					Terraced House
Last Sold Date:	31/08/2000	30/01/1998	19/04/1996		
Last Sold Price:	£70,500	£53,000	£42,000		
78, Duncroft Avenue, Coventry, CV6 2BW					Terraced House
Last Sold Date:	29/10/1999	03/07/1998	08/04/1997		
Last Sold Price:	£66,500	£58,000	£36,000		

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market Sold in Street



30, Duncroft Avenue, Coventry, CV6 2BW	Terraced House
Last Sold Date: 22/05/1998	
Last Sold Price: £59,000	
96, Duncroft Avenue, Coventry, CV6 2BW	Terraced House
Last Sold Date: 23/01/1998	
Last Sold Price: £46,000	
84, Duncroft Avenue, Coventry, CV6 2BW	Terraced House
Last Sold Date: 10/05/1996	
Last Sold Price: £50,000	

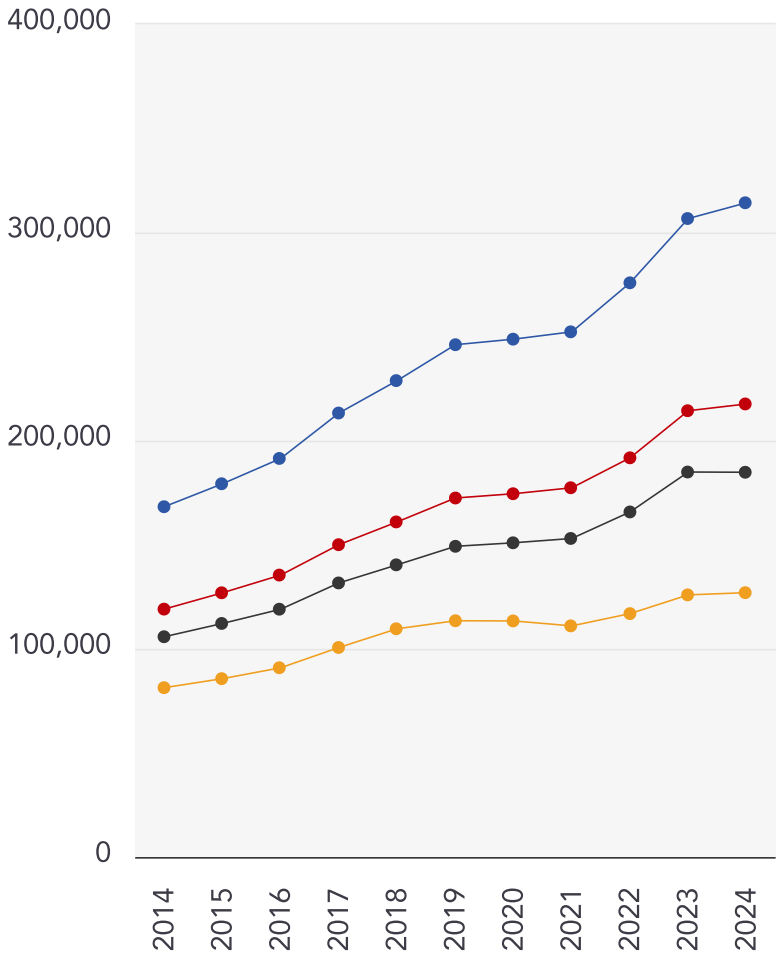
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Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV6



Detached

+86.77%

Semi-Detached

+82.76%

Terraced

+74.65%

Flat

+56.09%

Walmsley's The Way to Move Testimonials



Testimonial 1



"Out of all of the realtors/estate agents I've dealt with, Mark has been the most honest, knowledgeable and straightforward." - LinkedIn

Testimonial 2



"A pleasure to deal with." - LinkedIn

Testimonial 3



"Great photography and video." - LinkedIn

Testimonial 4



"No pushy sales pitch, just relaxed knowledge transfer." - LinkedIn



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Agent Disclaimer



Important - Please Read

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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Walmsley's The Way to Move Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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